

D-10/1-PRESENTATION

5607 Highland Crest Drive

C15-2021-0074

Hearing Date July 12, 2021

The applicant is requesting variance(s) from the Land Development Code, Section 25-2-773 (Duplex Residential Use) (B) (5) (b) from two stories (maximum allowed) to three stories (requested) in order to erect a Duplex Residential use in an “SF-3”, Single-Family Residence zoning district.

1. Section 25-2-773 specifically restricts duplexes to 30 feet; OR two stories. The interpretation is not applied to each unit of the two unit duplex, but rather it is applied to the total structure height. This variance is requesting a total structure height of three stories and none of the units will be more than two stories on their own. The building tent will be fully respected.

2. The hardship for this site is the cross slope which naturally splits the foundation into two elevations roughly 12’ apart, vertically. With the first floor of each unit starting 12’ apart a natural side by side duplex will become three stories.

2. The previous duplex structure was approximately the same scale, but that structure burned down in 2019. We would like to rebuild in the same approximate scale and space as the previous structure.

3. Given the need for housing units in Austin TX, the best use for this site is to build two units again, as it was before the fire.

4. The neighbor to the west is also a duplex and zoned SF-3. The two story portion of our structure will be directly adjacent to our residential neighbor. The three story portion will be adjacent to our office building neighbor zoned both GR and CS. Refer to following exhibits to scale comparison.

D-10/2-PRESENTATION

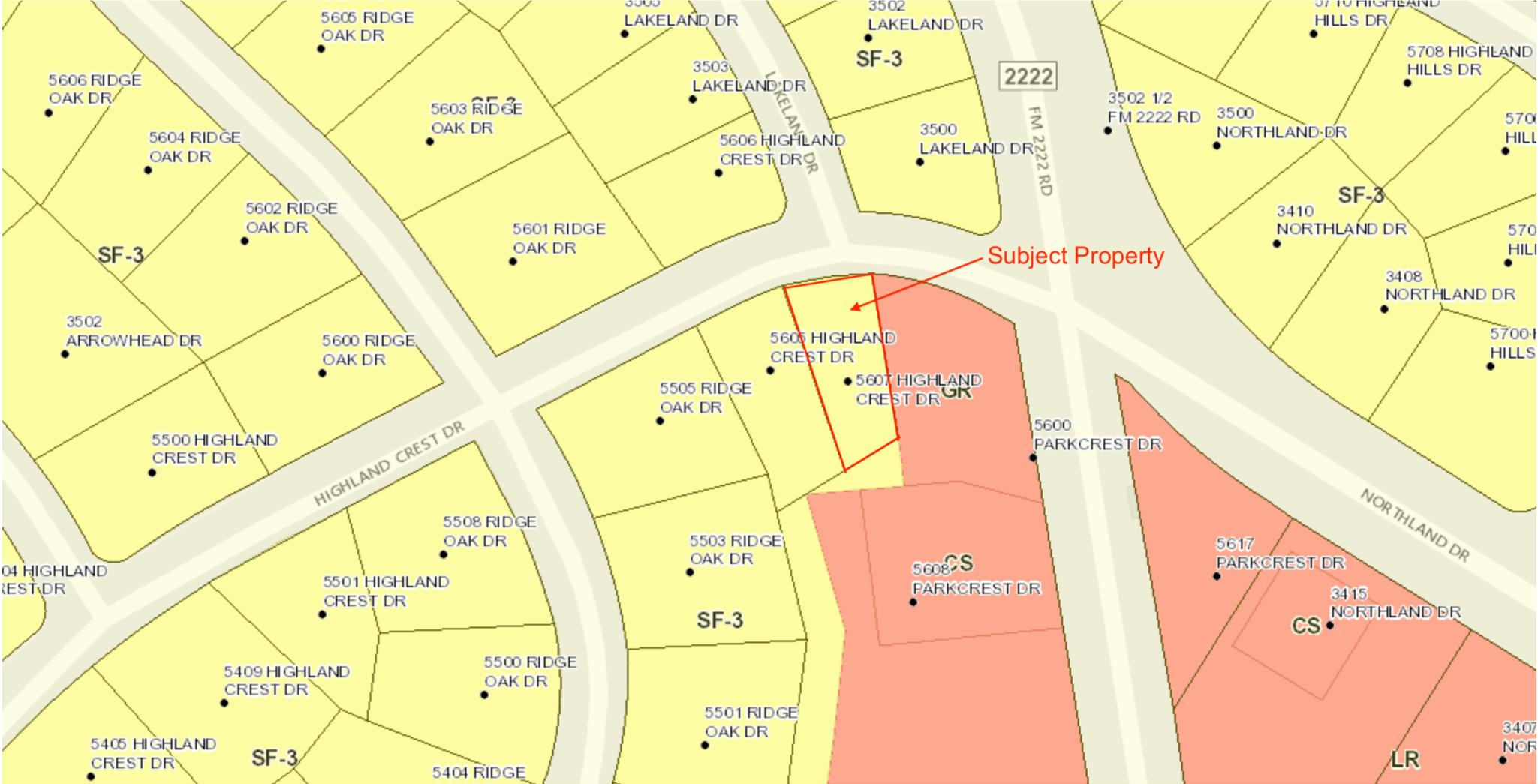


Exhibit 4
C15-2021-0074 - 5607 Highland Crest - Sean O'Brien

D-10/3-PRESENTATION



Exhibit 3

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D-10/4-PRESENTATION

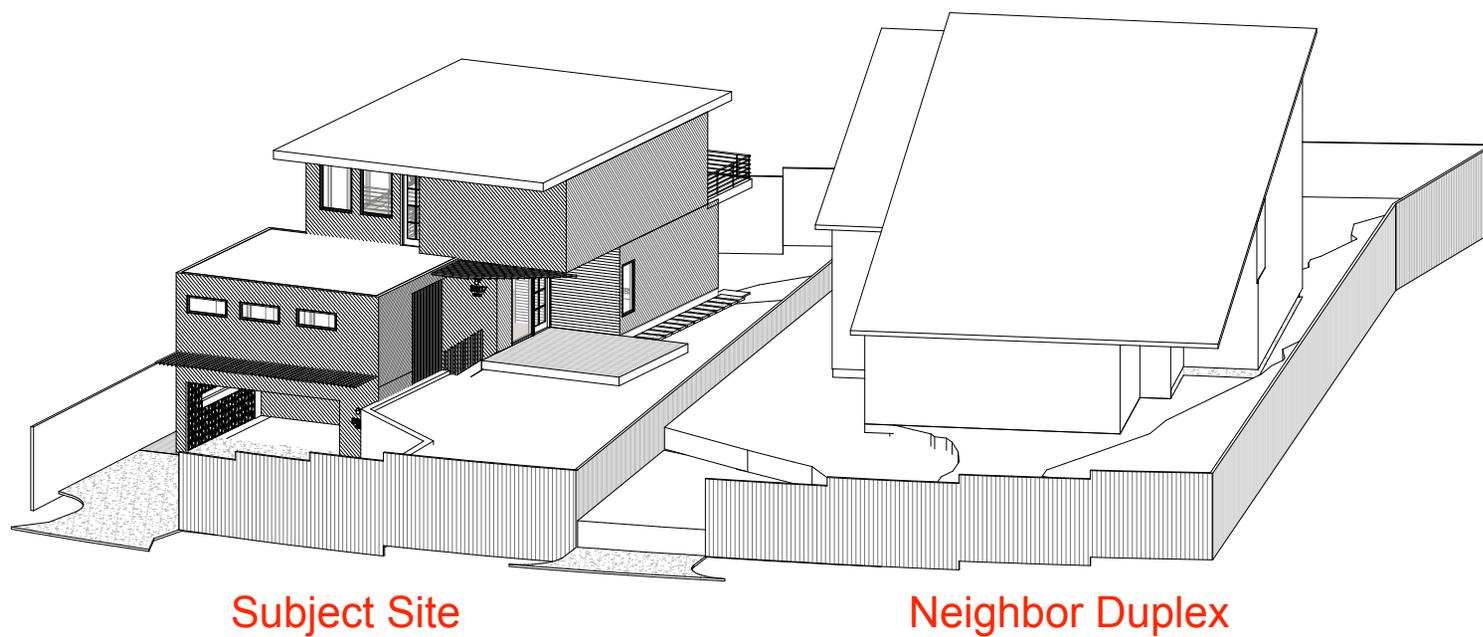
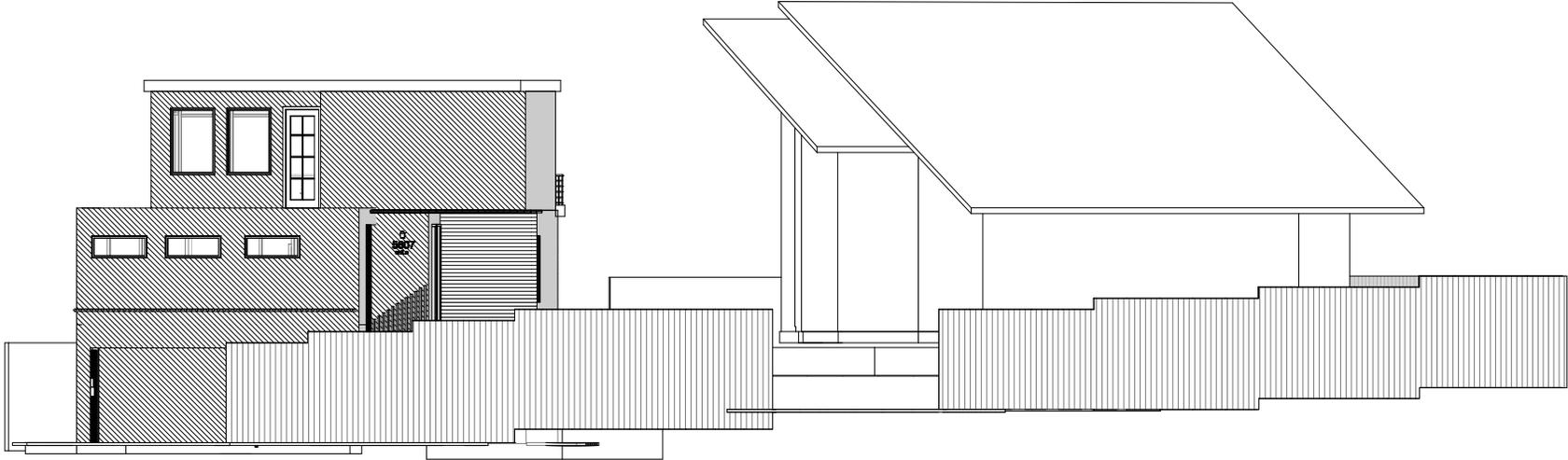


Exhibit 1
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D-10/5-PRESENTATION



Subject Site

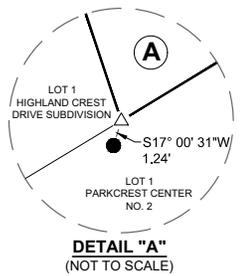
Neighbor Duplex

Exhibit 2
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D-10/6-PRESENTATION

TRAVIS COUNTY, TEXAS
T. J. CHAMBERS SURVEY, A-7

PARTIAL BOUNDARY, TOPOGRAPHIC & TREE SURVEY LOT 2, HIGHLAND CREST DRIVE SUBDIVISION, RECORDED IN VOL. 76, PG. 174, P.R.T.C.T.



HIGHLAND CREST DRIVE
(50' PUBLIC R.O.W. - ASPHALT ROAD)

